

001.0

0002

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

854,900 / 854,900

USE VALUE:

854,900 / 854,900

ASSESSED:

854,900 / 854,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
78-80		MASS AVE, ARLINGTON	

OWNERSHIP

Unit #:

Owner 1:	KAPIKIAN HELEN H/TRUSTEE
Owner 2:	TRUST OF HELEN H KAPIKIAN
Owner 3:	

Street 1: 80 MASS AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: KAPIKIAN HELEN -

Owner 2: -

Street 1: 80 MASS AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,326 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1913, having primarily Wood Shingle Exterior and 2412 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 13 - Multi-Garden				Full Bath: 1	Rating: Average			SCUTTLE.										
Sty Ht: 2A - 2 Sty +Attic				A Bath: 1	Rating: Fair													
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:													
Foundation: 2 - Conc. Block				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 2 - Hip				OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 2										
Color: BLUE				A Kits: 1	Rating: Fair			Level FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Fpl:	Rating:			Other										
GENERAL INFORMATION				WSFlue:	Rating:			Upper										
Grade: C - Average								Lvl 2										
Year Blt: 1913	Eff Yr Blt:							Lvl 1										
Alt LUC:	Alt %:							Lower										
Jurisdct: G5	Fact: .							Totals RMS: 10 BRs: 4 Baths: 1 HB										
Const Mod:																		
Lump Sum Adj:																		
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD	Phys Cond: AV - Average	31.	%	Exterior:		No Unit	RMS	BRS	FL									
Prim Int Wall: 2 - Plaster	Functional:		%	Interior:		2	5	2	1									
Sec Int Wall:	Economic:		%	Additions:														
Partition: T - Typical	Special:		%	Kitchen:														
Prim Floors: 3 - Hardwood	Override:		%	Baths:														
Sec Floors:	Total:	31	%	Plumbing:														
Bsmnt Flr: 12 - Concrete				Electric:														
Subfloor:				Heating:														
Bsmnt Gar:				General:														
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 1 - Oil																		
Heat Type: 5 - Steam																		
# Heat Sys: 2																		
% Heated: 100	% AC:																	
Solar HW: NO	Central Vac: NO																	
% Com Wall	% Sprinkled:																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 001.0-0002-0002.0										IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	1	20X20	F	FR	1920		19.13	T	50	104			3,800		3,800
More: N	Total Yard Items:	3,800		Total Special Features:			Total:	3,800										